145.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	842,800 / 842,800
					USE VALUE:	842,800 / 842,800
					ASSESSED:	842,800 / 842,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		WALL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MATTHEWS MICHAEL P/ETAL	
Owner 2:	MATTHEWS ALICIA C	
Owner 3:		
Street 1:	12 WALL ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,100 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Vinyl Exterior and 2168 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4100.000	408,400		434,400	842,800
Total Card	0.094	408,400		434,400	842,800
Total Parcel	0.094	408,400		434,400	842,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.78 | /Parcel: 388.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	95248
GIS Ref	
GIS Ref	
Insp Date	05/02/18

!11353!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	408,500	0	4,100.	434,400	842,900	842,900	Year End Roll	12/18/2019
2019	101	FV	295,700	0	4,100.	407,200	702,900	702,900	Year End Roll	1/3/2019
2018	101	FV	295,700	0	4,100.	336,700	632,400	632,400	Year End Roll	12/20/2017
2017	101	FV	295,700	0	4,100.	309,500	605,200	605,200	Year End Roll	1/3/2017
2016	101	FV	295,700	0	4,100.	282,400	578,100	578,100	Year End	1/4/2016
2015	101	FV	284,000	0	4,100.	276,900	560,900	560,900	Year End Roll	12/11/2014
2014	101	FV	284,000	0	4,100.	257,400	541,400	541,400	Year End Roll	12/16/2013
2013	101	FV	284,000	0	4,100.	244,900	528,900	528,900		12/13/2012

PRINT

Date	Time
12/11/20	01:32:04

LAST REV

Date	Time
08/17/20	15:22:58
danam	
11353	

USER DEFINED

Prior Id # 1:	95248
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRINDLE PAUL	25625-97		9/1/1995		176,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2020	659	Renovate	203,475	O				
11/28/2001	924	Addition	110,000	C				17X17 2 STORY ADD-
10/29/1998	750	New Wind	2,000					REPLACE 6 WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2018	Inspected	BS	Barbara S
4/19/2018	MEAS&NOTICE	HS	Hanne S
11/26/2008	Meas/Inspect	189	PATRIOT
5/14/2002	Permit Visit	PM	Peter M
10/25/2000	Hearing N/C	163	PATRIOT
12/7/1999	Mailer Sent		
11/15/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4100		Sq. Ft.	Site		0	80.	1.32	9									434,400						434,400	

Total AC/HA:	0.09412	Total SF/SM:	4100	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	434,400	Spl Credit		Total:	434,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.21664858
Const Adj.:	0.98000199
Adj $ / SQ:	160.963
Other Features:	92000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	501693
Depreciation:	93315
Depreciated Total:	408378

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

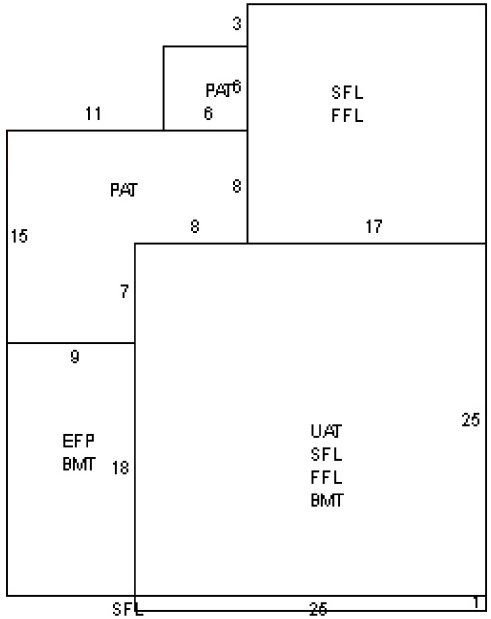
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	177.06
Special Features:	0	Val/Su Net:	127.90
Final Total:	408400	Val/Su SzAd	220.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	939	160.960	151,144
FFL	First Floor	914	160.960	147,120
BMT	Basement	787	60.840	47,884
PAT	Patio	235	3.770	886
EFP	Enclos Porch	162	43.150	6,990
UAT	Upper Attic	156	64.390	10,060
	Net Sketched Area:	3,193	Total:	364,084
Size Ad	1853	Gross Are	3662	FinArea 2168

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1999	0.00	T	16	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	